

Criteria for Publication of Available Industrial and Special Purpose Buildings

Objective: To showcase industrial and special purpose buildings in the Commonwealth of Kentucky that are readily available for the location of business and industry.

- **Submission of buildings for new location projects is primarily based on information provided by real estate professionals and local economic developers to the Cabinet for Economic Development. Providing accurate, reliable and detailed information is imperative for a building to be considered for new location projects.**
- **Note:** If after an internal review a building does not meet the following criteria it will **not** be considered a primary building. Buildings not meeting the criteria may be published on the web as a [secondary building](#) and made available for the Kentucky Cabinet for Economic Development business location and expansion projects. The cabinet requires all submitted buildings to be under construction with structural steel in place prior to publication.

Required for publication:

- **Remediated Facilities:** If there are unresolved environmental issues, the building CANNOT be marketed until a No Further Action letter or its equivalent is received from the Energy and Environment Cabinet (EEC) and/or remediation efforts have been completed, documented, and meet EEC standards. If environmental audits or geo-technical reports are available, copies of all applicable studies must be provided. Digital Adobe PDF is preferred.
- **Must be in Good Condition:** Buildings must be well-maintained, clean and presentable to clients. Buildings which are in poor condition or extreme disrepair will not be marketed.
- **Listing:** The local economic developer representing the community must agree to have the building published by the Kentucky Cabinet for Economic Development.
- **Minimum Size:** The building must have at least 10,000 Sq. Ft.
- **Utilities:** The name of the providers is required for all building types. The line size at the street or building is required for Industrial Buildings (manufacturing/warehouse).
 - **Electric:** Three-phase electric is required for manufacturing facilities. Adequate electric is required on site for all other buildings.
 - **Water:** Service is required.
 - **Sewer:** Building must have sewer service. In areas where sewer is not available, buildings served by a functioning septic system may be considered for inclusion on the primary building list.
- **Zoning:** If the community has no zoning and the building is located in an area conducive to the intended use, it can be marketed. However, where there is community zoning, the building must be in a principal permitted use zone for industrial, professional or mixed uses. A zoning district, description and zoning map is required before a building can be evaluated and marketed.
- **Ceiling Height:** Industrial buildings where the majority of the space has a ceiling height of less than 10' will not be listed. Industrial buildings with a ceiling height from 10' up to 14' will be placed on the [secondary list](#). Special purpose buildings will be decided on a case-by-case basis.
- **Interstate/Parkway Access:** The distance to the nearest Interstate/Parkway is required. It is not necessary to be located on or near the interstate/parkway to be published. However, this information is considered crucial for new location projects.
- **Must be available within 90-days of Sales Contract:** If the facility is occupied, you must acknowledge the tenant by checking the 90-day vacancy box in the [On-Line Building Submission Form](#) and affirming that the facility can be made available within 90 days of signed lease contract. In addition, if the facility is occupied there needs to be an understanding between the owner and the occupant that there will be periodic client visits through the building.

- **A Sale and/or Lease price must be provided**
- **Multi-Tenant Facilities:** Multi-tenant buildings that meet the primary building criteria may be published provided all of the following additional criteria are met.
 - Industrial tenants (manufacturing/warehouse/distribution) must have separate entrances and docks.
 - An 8.5" X 11" floor plan must be provided at the time of submission via email to Kristina.Anderson@ky.gov. The floor plan should designate vacant from occupied areas.
 - At the beginning of each quarter, an automated system will contact the Agent/Owner Representative via email for square footage updates for multi-tenant buildings. Providing accurate information is imperative for a building to be marketed effectively. If the availability has changed, a new floor plan should be submitted via email to Kristina.Anderson@ky.gov showing available and occupied areas.

Desirable – but not required for publication

- **Natural Gas:** Not necessary to publish a building. However if gas is available, the provider name and the line size at the street or building will be requested.
- **Multi-Tenant Facilities:** Industrial (manufacturing/warehouse/distribution) tenants should be separated by a fire/demising wall.
- **Rail:** Not necessary to publish a building.
 - **Rail Possible:** Rail company has agreed in writing that the building may be served by rail. Cabinet staff will verify rail status with rail company. Actual rail service determination must be verified with rail company at time of project consideration.
- **Telecommunications:** Access to an existing T-1 or better voice and data service is highly encouraged. Information provided on available telecommunications will be listed on the building data sheet.

Facility Types not Marketed/Published by the Cabinet

- **No proposed facilities:** Must be under construction with foundation footers in place prior to web publication.
- **No subleases:** No exceptions to this rule
- **No multi-story production areas:** As a general rule, multi-story industrial buildings will not be marketed. However, office and storage areas in industrial buildings may be multi-story. Special purpose buildings may be multi-story.
- **No tobacco warehouses:** The only exception is a heavily constructed building block or metal exterior walls with concrete floors.

Building Type Definitions

Industrial Buildings – Buildings currently suitable for manufacturing, warehousing or distribution operations. Determination of whether or not a building will be marketed by the Cabinet as an industrial building will be decided on a case-by-case basis by Cabinet staff.

Professional Office Buildings– Buildings currently suitable for corporate headquarter, call center, or office projects. Determination of whether or not a building will be marketed by the Cabinet as a professional office building will be decided on a case-by-case basis by Cabinet staff.

Special Purpose Buildings – Buildings currently suitable for call centers, research & development, biotech, life sciences, agricultural sciences or high technology operations. Facility must contain features designed for the intended special purpose. Determination of whether or not a building will be marketed by the Cabinet as a special purpose building will be decided on a case-by-case basis by Cabinet staff.

If you feel that a building meets the cabinet's minimum requirements, please go to the cabinet's [On-Line Building Submission Form](#) to initiate an electronic submission. A link to the On-line Submission Form can be found on the cabinet's main web page at www.thinkkentucky.com/edis/.